149.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	783,500 / 783,500
					USE VALUE:	783,500 / 783,500
					ASSESSED:	783,500 / 783,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		BENJAMIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELKIN CARL D & SHERYL K
Owner 2:	
Owner 3:	
Street 1:	31 BENJAMIN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DUSSAULT DIANE -
Owner 2:	-
Street 1:	31 BENJAMIN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,613 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1893 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5613.000	371,600		411,900	783,500
Total Card	0.129	371,600		411,900	783,500
Total Parcel	0.129	371,600		411,900	783,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.94 | /Parcel: 413.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	97816
GIS Ref	
GIS Ref	
Insp Date	12/23/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	371,600	0	5,613.	411,900	783,500	783,500	Year End Roll	12/18/2019
2019	101	FV	287,300	0	5,613.	411,900	699,200	699,200	Year End Roll	1/3/2019
2018	101	FV	287,300	0	5,613.	364,800	652,100	652,100	Year End Roll	12/20/2017
2017	101	FV	287,300	0	5,613.	306,000	593,300	593,300	Year End Roll	1/3/2017
2016	101	FV	287,300	0	5,613.	306,000	593,300	593,300	Year End	1/4/2016
2015	101	FV	271,300	0	5,613.	264,800	536,100	536,100	Year End Roll	12/11/2014
2014	101	FV	271,300	0	5,613.	255,900	527,200	527,200	Year End Roll	12/16/2013
2013	101	FV	271,300	0	5,613.	243,600	514,900	514,900		12/13/2012

!11615!

PRINT

Date	Time
12/11/20	01:45:38

LAST REV

Date	Time
08/06/12	14:55:55
apro	
11615	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUSSAULT DIANE,	54232-509		1/29/2010		569,500	No	No		
TIFFANY ANDREW	33535-141		8/28/2001		460,000	No	No		
CHALMERS OLIVE	26816-356		11/12/1996		189,000	No	No		Y

USER DEFINED

Prior Id # 1:	97816
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2012	64	Manual	30,395					INSTALL 14 PANEL S
8/3/2010	936	Manual	9,550					SOLAR HOT WATER SY
1/3/2008	6	New Wind	10,700			G9	GR FY09	
6/6/1998	356	Manual	3,878					REROOF
11/29/1996	651		8,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2012	Info Fm Prmt	BR	B Rossignol
12/23/2008	Meas/Inspect	372	PATRIOT
11/17/1999	Meas/Inspect	263	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5613		Sq. Ft.	Site		0	70.	1.05	8									411,872						411,900	

Total AC/HA: 0.12886 | Total SF/SM: 5613 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 411,872 | Spl Credit | Total: 411,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	173.745
Other Features:	83770
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456494
Depreciation:	84908
Depreciated Total:	371586

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1					HB 1		

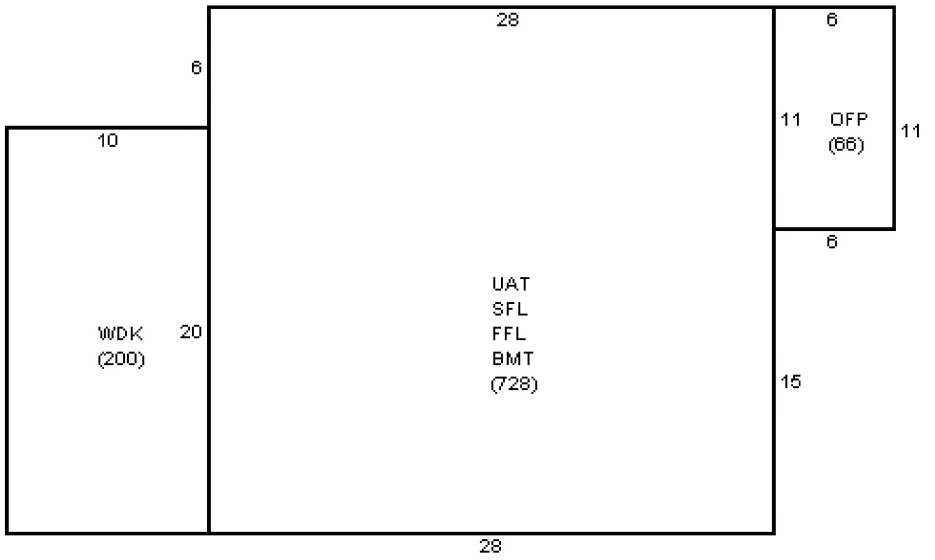
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	728	83.400	60,713
FFL	First Floor	728	173.740	126,486
SFL	Second Floor	728	173.740	126,486
WDK	Deck	200	10.890	2,178
UAT	Upper Attic	182	69.500	12,649
OFP	Open Porch	66	41.090	2,712

Net Sketched Area:	2,632			Total:	331,224
Size Ad	1456	Gross Are	3178	FinArea	1893

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	191.12
Special Features:	0	Val/Su Net:	141.19
Final Total:	371600	Val/Su SzAd	255.22

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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